

Public Meeting of Council - November 12, 2013
Town Hall - 7:30 p.m.

Attending: Mayor Sébastien Després, Deputy Mayor Jeff Swain, Kevin Smart, René Estrada, Dena Wiseman, Ralph Carey, Tommy Crocker

Also attending: Geraldine Caul, Town Clerk/Manager

1. The meeting was called to order by Mayor Sébastien Després at 7:32 p.m.

2. Mayor Sébastien Després called for a motion to adopt the agenda.

2013-196 - Ralph Carey/Dena Wiseman

Be it resolved Council adopt the agenda of November 12, 2013.

Discussion: Sébastien - to add item 4 a) (1) Notes on participation of general public.

Motion carried unanimously.

3. Mayor Sébastien Després called for a motion to adopt the Minutes of Oct. 29/13 meeting.

2013-197 - Jeff Swain/Kevin Smart

Be it resolved Council adopt the Minutes of October 29/13 meeting.

Discussion: Dena asked for clarification on item 4 h) "Amendment carried unanimously". Sébastien confirmed this was properly documented because amendments must be carried in the same way as the motions.

Motion carried unanimously.

4. Business arising from minutes:

a)(1) Notes on participation of general public. (See Appendix 1).

Mayor Sébastien Després explained that the process for ad hoc public participation is being tested on a trial basis, and is subject to council's future approval. Sébastien read the following points that the public needed to be mindful of:

- Any delegation wishing to address council is required to notify the Town Clerk in writing prior to 12:00 pm noon on the Thursday prior to the Council meeting for inclusion on the agenda.
- There will be no discussion of items not on the agenda during public meetings of Council.
- The delegation must appoint a spokesperson, who will appear before council shortly following the adoption of minutes. While Councillors may ask questions to the delegation's spokesperson, there shall be no debate at this time. The members of the delegation have a right to sit through the remainder of the council meeting, but have no right to address council after having presented their case.
During meetings of Council, the Chair may entertain a request to speak from a member of the general public if this person has information to offer that is directly pertinent to the motion on the floor. The member of the public must follow the proper procedure by waiting for all elected Councillors to have had the opportunity to discuss the matter and signal their wish to participate in the discussion by raising her/his hand and waiting to be acknowledged by the Chair. Please note that defamatory, frivolous or offensive remarks, regardless of their target, will result in the individual's immediate expulsion from Council

chambers.

- a) Amended Rules of Procedure - Sébastien explained that the amended Rules of Procedure will be added to the minutes as well as placed on the Town's website. (See Appendix 2)
- b) Town Website - Dena reported that the resource person she had been attempting to meet with on this hasn't been available, but she did prepare and present to council a list of items to be considered when upgrading the website. Dena said WordPress was a user friendly system and that training was available in town.(See Appendix 3).
- c) Kendall Engineering - Track Road and Harbour Road. Jeff said he had not spoken to the Engineer, but explained that the town could either pay the additional costs or cut the scope, but taking the latter option, could result in the town paying a greater cost in the future.

2013-198 - Jeff Swain/Tommy Crocker

Be it resolved Council table this item for the next meeting.

Motion carried unanimously.

- d) Ratification of 50+ Club for use of Witless Bay Community Centre - Sébastien said the ratification process is not about the use of the building, but about the support of council in general. He recommended Council discuss the ratification of groups at the next meeting.

2013-199 - René Estrada/Kevin Smart

Be it resolved Council table the discussion about the ratification of groups for the next meeting.

Motion carried unanimously.

- e) Crown Land on Tower Road - Sébastien explained that after Council recommended approval of a Crown Lands application at the October 29th meeting, a resident approached the town office with a 2004 survey which included the parcel in question. This resident stated that Council approved the sale of his private land as Crown land. Sébastien explained that the Province is clear about the rights of an applicant when her or his application is approved for survey. "The only right the applicant has at this stage is to have the land surveyed by a registered member of the Association of Newfoundland Land Surveyors. The applicant cannot, on the basis of this approval, develop or occupy the land applied for because the application may still be refused by the Lands Branch at any time prior to the issuance of a fully executed title document." Further, the Lands Act stipulates that "a survey must be submitted within twelve (12) months from the date on which an application is approved. Failure to have the survey submitted will result in the application being deemed cancelled." Sébastien also explained that for the Province, "Ownership priority is based upon who first registers a valid interest in a property. This notice may be in the form of a lien against the property, a deed of conveyance, a mortgage, or other interests relating to land which are registered upon delivery to the Registry of Deeds." Sébastien then read Article 37 in the Registration of Deeds Act (2009): "An instrument that has not been proved and either registered or had a notice of instrument registered in relation to it, shall be judged fraudulent and void both at law and in equality, as against a subsequent purchaser, or mortgagee for valuable consideration

who first registers the instrument or notice of instrument, or against a trustee of an insolvent estate or an assignee or trustee under a conveyance for the benefit of the creditors.”

Sébastien said that the town only acts as an intermediary on the municipal recommendation forms for Crown Land, and the Province’s regulations specify that surveys of Crown lands expire after 12 months. Since the survey in question is from 2004 and no title document has been submitted to Council, Sébastien stated that there is no reason for Council to hold back this application for Crown Land. Sébastien also stated that because the only reason for not registering land is to avoid paying taxes, the Town has little reason to intervene.

2013-200 - Jeff Swain/René Estrada

Be it resolved Council allow the municipal recommendation form for crown land approved at the October 29th meeting for Tower Road proceed.

Motion carried unanimously.

- f) Application to develop residential dwelling (appealed) on Cart Hill/Alban Carey’s Road - Tommy Crocker vacated his seat and left the chamber at 7:49 p.m. for all discussion on this item.

2013-201 - Jeff Swain/René Estrada

Be it resolved Council conditionally approve application to develop residential dwelling (appealed) on Cart Hill/Alban Carey’s Road subject to the following:

1. The land be rezoned properly for the proposed development;
2. The road be brought up to current road standards prior to development.

Discussion: Dena suggested a consultation with the town’s lawyer, and the town planner to be certain Council’s interpretation of the Appeal Board’s decision relating to road standards is correct.

Ralph Carey added that the Appeal Board uses the terms “current road standards” and “appropriate road standards”, and questioned how council could determine the Appeal Board’s intent.

Sebastien explained that the town had only one set of road standards currently being used.

Amendment: Dena Wiseman/Ralph Carey

Be it resolved Council conditionally approve application to develop residential dwelling (appealed) on Cart Hill/Alban Carey’s Road subject to the following:

1. The land be re-zoned properly for the proposed development;
2. The road be brought up to current town standards prior to development;
3. That clarification be sought from the town lawyer and town planner pertaining to the Appeal Board’s use of “current road standards” and “appropriate road standards.”

For the Amendment: Sébastien Després, Kevin Smart, Dena Wiseman, Ralph Carey.

Against the Amendment: Jeff Swain, René Estrada

Abstained: Tommy Crocker

Amendment Carried

Sebastien called for a show of hands for Council in favor of Jeff Swain's motion.

For the motion: Sébastien Després, Kevin Smart, Dena Wiseman, Ralph Carey, René Estrada, Jeff Swain.

Abstained: Tommy Crocker

Motion carried.

Tommy Crocker returned to the chamber at 8:00 p.m., and Dena Wiseman and Ralph Carey vacated their seats, leaving the chamber at the same time for all discussions on item g.

- g) Sub-division on Gull Pond Road - There was a brief discussion on this item with Jeff Swain indicating both Council and the developers had valid points, referring to the town's goals of Witless Bay being a scenic place to live, and the developer's feelings on the inevitability of growth. He explained that the size of the proposed 194 lot sub-division was an issue, and that the developer's plan consisted of half acre lots versus the town's decision to incorporate 3/4 acre lots into all future sub-division proposals.

René Estrada felt it would be important to view the proposed sub-division's development in phases to assess all aspects, negative and positive, to be sure it meets all the town's requirements and future plans.

Mayor Sébastien Després vacated the chair at 8:05 p.m. for discussion on this item. Deputy Mayor Jeff Swain replaced him as chairperson. Sébastien indicated it was too premature to make a decision on an undertaking of this magnitude, saying that council was too new to be expected to do so at this time. He said it's not a matter of approval, but asked instead if council was ready to take on this project when the last council would not allow the proposal to get even this far. Sébastien called for a motion on this proposal. He then returned to the chair at 8:08 p.m.

2013-202 - René Estrada/Kevin Smart

Be it resolved that the proposal be taken in smaller phases so as to have all parties involved able to evaluate the good and bad effects on the community and the proposed development.

Amendment: Jeff Swain/René Estrada

Be it resolved that the proposal be divided in smaller phases so as to allow all parties involved to evaluate the good and bad effects on the community that the proposed development would have. Be it further resolved that the proposal respect the 3/4 acre lot minimum set out in the proposed Town Plan.

For the motion: Jeff Swain, René Estrada, Sébastien Després, Tommy Crocker, Kevin Smart.

Abstained: Ralph Carey, Dena Wiseman.

Motion carried.

Dena Wiseman and Ralph Carey returned to the chamber at 8:15 p.m.

- h) Application to develop residential dwelling on 20-22 Hillsway Drive re variance - Sébastien explained council approved in principle the application at October 29th meeting pending results of a variance, however, the letter sent by the town said the parcel of land was too small, while it was the frontage that was smaller than the required size. He said another letter was sent to residents in the area, and suggested this be tabled for the next meeting.

2013-203 - Jeff Swain/Kevin Smart

Be it resolved Council table this item for the next meeting.

Motion carried unanimously.

5. Presentation by Individuals and Delegations - There were none submitted for this meeting.

6. Notices of Motions:

- a) Formulating a mission statement - Sébastien said the mission statement had not been started, and that because it was an important document it must not be rushed.

Jeff Swain asked if the attached mission statement would supercede the new town plan, and was informed by Sébastien that the document would be inspired by the Goals and Objectives set out in the new Town Plan. (See Appendix 4).

- b) Rescind motion 2013-120 where Council accepted to upgrade Gallows Cove Road to current town standards -

2013-204 - Dena Wiseman/Kevin Smart

Be it resolved Council **rescind Motion 2013-120** as the road referenced in the motion and in the Minister's letter is not the access road to the proposed development in question.

Discussion: Dena explained her motion was about taking back a motion previously made that was incorrect.

There was a discussion on whether motion 2013-120 was incorrect, and whether Council should rescind the motion since there were written requests made to the Minister to clarify the road be required upgraded to a town standard. It was noted there was no response to date from the Minister's office.

Sébastien suggested Dena amend the motion to include "pending the Minister's clarification of roads."

Dena said she would prefer her motion to stand as is.

For the motion: Sébastien Després, Kevin Smart, Dena Wiseman, Ralph Carey, Tommy Crocker, René Estrada.

Against the motion: Jeff Swain

Motion carried.

Sébastien directed the town clerk/manager to draft another letter to the Minister seeking clarification on the correct road.

- c) Rescind motion 2013-139, where Council changed criteria for culverts from 24" to 18".

Both Tommy Crocker and Ralph Carey agreed it would be more effective for the town to require 24" culverts for better water flow. They reported while they were inspecting the culverts on Tamarack Drive they found that the 24" plastic culverts had no grooves, and for this purpose they did not feel the need to revert back to an 18".

2013-205 - Tommy Crocker/Ralph Carey

Be it resolved Council **rescind motion 2013-139** and change the required minimum culvert size back to 24".

Motion carried unanimously.

- d) To begin review of amalgamation of Local Service Districts - Jeff explained he placed this on the agenda for the purpose of discussion, and wondered if it was worth exploring.

Sébastien vacated the chair at 8:30 p.m. to discuss this item. Jeff replaced him as chairperson. Sébastien said there are many benefits in having a council, but there are also many drawbacks. He said Local Service Districts chose not to be a part of a municipal government to avoid such drawbacks, and if Council attempted to force them to amalgamate, they would be likely to oppose it. He said he also didn't see this as being beneficial to the town. He also spoke of his reluctance in giving financial support to organizations such as the Southern Shore Arena without further review.

Sébastien returned to the chair at 8:34 p.m.

7. New Business:

- a) Formula used for Municipal Operation Grants - Sébastien explained that this was just notification that the new formula for dispensing the MOG resulted in a 38.4% increase for the town bringing us to \$75,117.09 for 2014.
- b) Eastern Waste Management 2014 fee structure - Sébastien said the fee structure did not change anything for Witless Bay, and remained at \$180 per year per household.
- c) Municipal Affairs request to meet with Council re Recreation Revitalization Project - Sébastien explained that the town applied for \$100,000 provincial funding but that it was not guaranteed funding. He said that this funding could not be used for the building itself but could be used for the parking lot, fencing, anything surrounding the building. Sébastien said there is a request from them to meet with council.
- d) Fire Department's request for Council to re-apply for a new fire truck - Sébastien explained that Council must act as an intermediary because fire departments cannot apply for funding.

2013-206 - René Estrada/Kevin Smart

Be it resolved Council approve the Fire Department's request to make application for a new fire truck, that the fire department investigate costing for this truck, and submit this information at the next town meeting.

Motion carried unanimously.

- e) Fire Department's request to accept offer of \$600 for old Ford 350 truck -

2013-207 - René Estrada/Dena Wiseman

Be it resolved Council accept the offer of \$600 for the Ford 350 truck for the fire department.

Motion carried unanimously.

8. Finance:

- a) Cash Flow Analysis Report - Sébastien reported this was for information purpose.
- b) Payables - Jeff Swain asked about the outstanding invoice for Kendall Engineering. Geraldine explained we were waiting for the government's portion of this invoice to be received before making payment.
- c) Southern Shore Arena's request for financial support -

Sébastien vacated the chair at 8:50 p.m. to discuss this item. He was replaced by Jeff Swain.

Sébastien reported that the town contributed \$6,500 and their report showed a loss of \$15,976. He said he recognized that the arena was a service but there were residents who did not consider this an asset to Witless Bay. He added that it was located in Mobile, yet Mobile contributed nothing financially, which is seen as unfair by others that did. Sébastien said he wanted to see a real financial statement, one that itemized each contributor and the amounts given by them. He commented that since the revenue for ice time is \$165,555 and the loss reported is only \$15,976, residents of Witless Bay are essentially subsidizing a lower ice time for residents of the local service districts. By simply increasing the fee for ice time, the arena would become self-sufficient.

Ralph Carey said Council has been open to meeting with individuals and groups and suggested this might be something that Council should do.

2013-208 - René Estrada/Sébastien Després

Be it resolved Council meet with the Southern Shore Arena committee and have them explain their finances in detail.

Motion carried unanimously.

Sébastien Després returned to the chair at 9:00 p.m.

9. Public Works and Compliance:

- a) Replace siding on 23 Northside Track residence –

2013-209 - Jeff Swain/Tommy Crocker

Be it resolved Council approve application to replace siding on 29 Northside Track residence.

Motion carried unanimously.

- b) Residential dwelling - Lot 65 Emerald Estates -

2013-210 - Jeff Swain/Ralph Carey

Be it resolved Council approve in principle application for residential dwelling on Lot 65 Emerald Estates, subject to approval from Government Services.

Motion carried unanimously

- c) Residential dwelling - Lot 50 Emerald Estates -

2013-211 - Jeff Swain/Tommy Crocker

Be it resolved Council approve in principle application for residential dwelling on Lot 50 Emerald Estates, subject to approval from Government Services.

Motion carried unanimously.

- d) Baby barn - 107 Dunne's Lane -

2013-212 - Jeff Swain/Tommy Crocker

Be it resolved Council approve application for baby barn on 107 Dunne's Lane.

Motion carried unanimously.

- e) Operate new business on 162 Gull Pond Road -

2013-213 - Jeff Swain/Dena Wiseman

Be it resolved Council approve application to operate a hair salon business on 162 Gull Pond Road.

Discussion: Ralph Carey asked if it was zoned for this business. Geraldine confirmed this was a home based business and zoning was appropriate.

Jeff asked if there were any referrals required. Geraldine confirmed all business applications were referred to Government Services and the Fire Department.

Motion carried unanimously.

- f) Crown Land on O'Brien's Road -

2013-214 - Jeff Swain/Tommy Crocker

Be it resolved Council recommend approval of Crown land on O'Brien's Road.

Motion carried unanimously.

- g) Engineer approved subdivision plans - Emerald Estates Phase 3 & 4 - Sébastien explained this was a subdivision that was pre-approved by Council. He called for a motion to approve.

2013-215 - Dena Wiseman/Tommy Crocker

Be it resolved Council defer this item until the next meeting, or until Council has met with the town planner to determine where Council stands on it.

Discussion: Jeff questioned whether this was something the planner would have knowledge of. He also questioned if every decision Council made previously would be held. There were no further discussions on this development.

For the motion: Sébastien Després, Dena Wiseman, Kevin Smart, Ralph Carey, Tommy Crocker, René Estrada.

Against the motion: Jeff Swain.

Motion carried.

10. **2013-216** - Dena Wiseman/Kevin Smart
Be it resolved Council adjourn at 9:15 p.m.
Motion carried unanimously.

Council Meetings:

Notes on the participation of the general public

The Town Council of Witless Bay believes in open, accountable, and accessible government. Council and council committee meetings are conducted in public, and everyone is invited to attend. A discussion session follows each meeting, where the general public may address Council freely. Individuals and organizations are also able to make presentations and appear as a delegation at Council meetings. We publish agendas at least 48 hours in advance of the meetings. Agendas & minutes can be found on the Council's website.

Any delegation wishing to address council is required to notify the Town Clerk in writing prior to 12:00pm Noon on the Thursday prior to the Council meeting for inclusion on the agenda. There will be no discussion of items not on the agenda during public meetings of Council. The delegation must appoint a spokesperson, who will appear before Council shortly following the adoption of the minutes. While Councillors may ask questions to a delegation's spokesperson, **there shall be no debate at this time**. The members of the delegation have a right to sit through the remainder of the council meeting, but have no right to address council after having presented their case.

During meetings of Council, the Chair **may** entertain a request to speak from a member of the general public if this person has information to offer that is directly pertinent to the motion on the floor. The member of the public must follow the proper procedure by waiting for all elected Councillors to have had the opportunity to discuss the matter, and signal their wish to participate in the discussion by raising her/his hand and waiting to be acknowledged by the Chair. Please note that defamatory, frivolous or offensive remarks, regardless of their target, will result in the individual's immediate expulsion from Council chambers.

Rules of Procedure

Notice & Agenda for Meetings

1. Regular public meetings of Council shall be held in the Town Office, preferably every two weeks.
2. The Mayor, the Deputy Mayor in the Mayor's absence, or any two members of Council may call a meeting. All regular meetings of Council must be preceded by a notice of at least 48 hours, which must be coordinated by the Town Clerk.
3. In an emergency situation, a special meeting of Council may be called by a majority of councillors in office. Such emergency meetings must be preceded by a notice of at least 2 hours, and shall deal with only the item(s) of business for which the emergency meeting has been called.
4. Notice for meetings must include the final version of the agenda, in such a manner as to apprise the public of the business to be discussed. Broad items such as "Report of the Chair" shall be avoided.
5. All correspondence, accounts, applications, or any other item to be discussed at a public meeting of Council must be submitted to the Town Office by 12:00 p.m. noon on the Thursday prior to the Council meeting for inclusion on the agenda. Any item submitted after this deadline will be addressed at the next public meeting of Council.
6. During public meetings of Council, there shall be no discussion of items not on the agenda, nor shall there be action on items not on the agenda.
7. Notice of motion must be given prior to consideration of all regulations or amendments thereto and for the re-consideration of a previously adopted motion or resolution.
8. Council will not act on anonymous complaints.
9. There may be action on any item on the agenda, unless the agenda explicitly states that this item is "For information only."
10. The agenda for all public meetings shall include:
 - a. The date, time, and place of the meeting.
 - b. The exact wording of all motions for which a notice of motion has been given.
 - c. (INSERT ALL OTHER DETAILS TO BE INCLUDED HERE)
11. The minutes of council meetings shall include:
 - a. The date and place of the meeting.
 - b. The time at which the meeting was called to order.
 - c. A record of the attendance at the meeting, including the time when individual councillors arrived or left.
 - d. The exact wording of all motions and resolutions put before council.
 - e. The names of the mover and seconder of each motion or resolution.
 - f. The names of councillors in favour, against, or abstaining on every motion or resolution.
 - g. A brief description of all reports or other documents presented to council, including presentations made by any delegations.
 - h. Any declaration of a conflict of interest by a member of council and a record of that councillor's leaving the meeting while the matter is under discussion.
 - i. The time of adjournment.

Public Meetings of Council

12. Quorum for public meetings of Council is four councillors.
13. All in attendance shall respect and follow the Rules of Order established by Council.
14. Unless a conflict of interest is declared or a councillor has been permitted to abstain by a majority vote of the other councillors in attendance at the meeting, all councillors must vote on all matters before Council. This includes the Mayor, who has one vote. An abstention is the equivalent of a negative vote.
15. All business of Council shall be conducted by roll call vote (Municipalities Act, 212(4)).
16. A motion or resolution is considered to be defeated in the case of a tie vote.
17. Motions requiring a two-thirds majority require the assent of two-thirds of the councillors in office, not two-thirds of the councillors present (i.e. five supporters are needed when seven councillors are in office).
18. If a motion is not supported by a majority vote, it must be deferred until the next public meeting of Council. If not finalized on that date, three months must elapse before Council includes it on the agenda again.
19. All committees of Council act in an advisory capacity, and do not have any power to act on their own. All committee recommendations must be discussed and decided by Council before becoming valid.
20. Council may go into closed session when a two-thirds majority of Councillors vote that a discussion be held "In Camera." Decisions taken during closed sessions are not valid until they are moved, seconded, and passed at a public meeting.
21. Any delegation wishing to address council is required to notify the Town Clerk in writing prior to the deadline for inclusion on the agenda. The delegation must appoint a spokesperson, who will appear before Council shortly following the adoption of the minutes. Delegations' requests will be discussed by Council at a later point in the proceedings or at a future meeting. While members may ask questions to a delegation's spokesperson, there shall be no debate at this time. The members of the delegation have a right to sit through the remainder of the council meeting, but have no right to address council after their spokesperson has presented their case.
22. Public meetings of Council shall adjourn at 10:30pm, whether or not all agenda items have been settled.
23. Immediately following the adjournment of each public meeting, there shall be a "Public Comment" section, where the public may talk about anything, and where Council may question the public, but where no further action or discussion is allowed. This "Public Comment" section shall end by 11:00pm at the latest.

Communication with the General Public

24. The Town Clerk shall ensure that the agenda for the public meetings of Council are posted on the Town Website at least 48 hours prior to every meeting, and a notice placed on the door of the town hall.
25. The Town Clerk shall ensure that the ratified minutes of all public meetings are posted on the Town Website within one week following their ratification.
26. Updates to policies and procedures shall be posted on the Town Website as they are adopted, and placed on the Town Hall's bulletin board.
27. A newsletter shall be sent out to residents at least once every four months.
28. Access to Information forms shall be used for public requests where deemed necessary. (M#2011-058)

Proposed Mission Statement
(Goals & Objectives - Witless Bay Town Plan 2013-2023)

PHYSICAL STRUCTURE

Goals:

To provide for development and allocate land for its best use which will enhance the viable functioning of the community.

To encourage future growth in a manner that ensures land use compatibility and orderly development.

To control future growth of the town in such a manner as to develop a balanced and attractive community.

To preserve the rural character of the Town, allowing residents to maintain activities such as small-scale traditional agricultural uses, while preventing problems to neighbouring residents.

To protect the natural environment and natural resources throughout the Planning Area.

Objectives:

To allocate land for future development on the basis of its best use considering its physical characteristics and location.

To ensure that natural areas such as drainage courses, shorelines, and steep slopes are protected from development to preserve environmental resources and the rural character of the Town.

To preserve scenic views of the shoreline, ponds and hills, recognizing their value to residents and visitors for recreation and tourism.

ECONOMIC OPPORTUNITIES

Goal:

To encourage the continued operation of existing businesses through appropriate land use policies.

To encourage the development of additional employment opportunities to serve the present and future population.

Objectives:

To allocate land so that new businesses will be attracted to Witless Bay.

To support the development of facilities and attractions in promoting the tourism industry within Witless Bay.

To encourage home-based businesses.

HOUSING

Goals:

To provide for an adequate quality, quantity and mix of housing to serve the needs of the present and future population.

To provide good quality residential site design and a high standard of municipal services.

Objectives:

To provide an adequate amount of land to accommodate residential development within the municipality.

To encourage improvement of existing dwelling standards.

To provide for a mixture of housing types within the municipality.

To encourage the development of residential infilling lots within built up neighbourhoods.

TRANSPORTATION**Goal:**

Ensure that the local transportation system adequately and safely provides access throughout the Planning Area.

OBJECTIVES:

To undertake continued improvements to the municipal roads through a regular maintenance program.

To aim for a proper road system by connecting streets which require a second access.

To reserve land for future access to backlands.

COMMUNITY AND SOCIAL SERVICES**Goal:**

To provide a full range of social and community services to Witless Bay.

Objectives:

To ensure that land is reserved throughout the town for recreation and open space.

To ensure public access to the major natural features of the planning area such as the vistas, ponds, streams, and ocean shoreline.

To encourage the multi-functional use of existing community buildings (schools, churches, community halls, etc.).

Environment

Goals:

To provide a pleasant and safe living and working environment in Witless Bay.

To provide for the health, safety and welfare of the general public.

To protect and enhance the natural environment for its aesthetic, recreational, tourism and resource values.

Objectives:

To promote a regular community “clean-up” program.

To discourage development in areas with slopes greater than 15 percent, recognizing that development in such areas can result in environmental damage and higher costs for servicing and maintenance.

To maintain a minimum 15 metre buffer of land from the highwater mark of ponds, lakes, streams and shorelines to be kept generally free from development.

To protect natural resources from degradation including water, air, soils, traditional agricultural land, forests and scenic areas.

MUNICIPAL FINANCE

Goal:

To manage municipal expenditures and revenues so as to provide necessary municipal services within a framework of long-term financial stability.

Objectives:

To manage municipal expenditures with restraint, aiming for maximum return on investment.

To manage the municipal debt, considering the Town's ability to meet its expenditures over the long term.

To encourage a more diversified economic base to generate more revenues through business taxes.

RECREATION AND TOURISM

Goal:

To provide recreation facilities and develop new facilities to accommodate recreational and social needs for all age groups in the Town.

Objectives:

Encourage public participation in the planning of recreational open space lands and encourage events such as community festivals, sporting events, and other attractions.

Develop public recreational areas and facilities in feasible locations which will service the maximum number of residents of the Town.

Promote the Town along with the East Coast Trail as a tourist attraction and encourage travelers to visit Witless Bay.

SUSTAINABLE DEVELOPMENT

Goal

To encourage the preservation of natural resources and to promote the development of sustainable development activities.

Objective:

To promote the development of industries that use clean renewable sources of energy.